THE HON'BLE SRI JUSTICE V.V.S.RAO

WRIT PETITION No.23403 of 2006

Dated: 22-11-2006

Between:

K.V.V. Satyanarayana Reddy and another.

..... PETITIONERS

AND

The Commissioner and Inspector General, Registration and Stamps, Government of A.P., Hyderabad, and others.

.....RESPONDENTS

THE HON'BLE SRI JUSTICE V.V.S. RAO

WRIT PETITION No.23403 of 2006

ORDER:

The petitioners allegedly purchased land admeasuring Acs.59.00 in survey Nos.53, 54, 57 and 58 situated at Pulimamidi Village, Kandukur Mandal in Ranga Reddy District under registered sale deeds bearing document No.3245/2004 dated 08-10-2004 executed by respondent No.4 as general power of attorney holder of respondent No.3 in favour of petitioner No.2 and document No.3246/2004 dated 08-10-2004 executed by respondent No.5 as general power of attorney holder of respondent No.3 in favour of petitioner No.1. The petitioners state that respondents
4 and 5 got the said sale deeds cancelled by executing cancellation deeds bearing document Nos.14942 and 14943 of 2006 dated 30-08-2006 and the same were registered by respondent No.2 without their notice. Therefore, in this writ petition, they seek a writ of Mandamus declaring the action of the Registering Authority in registering the cancellation deeds bearing document Nos. 14942 and 14943 of 2006 dated
30-08-2006 duly cancelling the sale deeds bearing document Nos.3245 and 3246 of 2004 dated 08-10-2004 respectively as illegal and arbitrary.

A Full Bench of this Court in **Yanala Malleshwari and others v. Smt. Ananthula Sayamma and others**[1], laid down as under.

> The person, who has *ex facie* right whether such right is registered or not can always approach the registering authority, with a request to cancel a sale deed, which was registered earlier by such registering authority by showing that subsequent registration was obtained by fraud by a person who is not entitled to transfer the property or that such transfer was registered by playing fraud on the owner or on the stranger. In the present statutory dispensation, namely Transfer of Property Act, Contract Act, Specific Relief Act and Registration Act, the Court does not see any prohibition operating on the exercise of inherent power by the registering authority to cancel the sale deed earlier registered, which is likely to cause prejudice to the true owner as well as to the entire public at large.

The Full Bench also considered the question whether the writ petition is maintainable for invalidation of cancellation deed or for cancellation of an instrument, which purports to nullify the sale deed registered earlier. Referring to case law, Full Bench observed as under.

> That disputed questions of fact cannot be gone into in a

> writ petition is axiomatic. A copious reference to case law is not necessary. As pointed out earlier, among many; it is one of the limitations on the exercise of power of judicial review… … … Therefore, this Court is of considered opinion that the parties should be relegated to the civil Court to file suit either under Section 31 or under Section 34 of Specific Relief Act. Point No.2 is answered accordingly.

Following the same, this writ petition is dismissed observing that the petitioners may approach the civil Court and file a suit either under Section 31 or under Section 34 of the Specific Relief Act, 1963. It may also be noted that as and when the petitioners file the suit, the civil Court has to decide the disputed questions of fact without in any manner being influenced by the decision of the Full Bench in **Yanala Malleshwari** (supra) or this order.

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(**V.V.S.RAO, J**)

22nd November, 2006
ghn

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[1] W.P.Nos.9512 of 2003 and batch, dated 24.10.2006